



Housing Strategies Overview

The next phase of the project is *Recommendation Development*. This intended outcome is a list of implementation-ready/actionable strategies and recommendations for public, Planning Commission and Council consideration using the information gathered in the project. The potential recommendations could include a range of policy and regulatory changes, specific to the comprehensive plan, zoning and development regulations, but can also be more holistic in identifying fiscal and financial policies, educational and relationship building strategies that together will support increased housing production and housing variety that better meet the needs of county residents. Strategies should help achieve the Proposed HAP Objectives:

1. Encourage housing development that meets the needs of middle-income households who are not being served in the current housing market.
2. Develop strategies to support the development of housing that is affordable to low, very low, and extremely low-income households.
3. Encourage diversity in housing types and tenure (rental/ownership), including expanding middle housing options and increasing multifamily feasibility.
4. Encourage the creation of a broad range of housing sizes to match the needs of all types of households (families, singles, students, older adults, disabled, or other unique population groups), with a focus on 1-2 person households not being served in the current housing market.
5. Guide development of diverse housing options to areas with access to transportation corridors and transit, commercial services, schools and parks, and conversely, support development of those same amenities in areas where more housing is added.

The following is a framework of potential future strategies based on guidance from the Washington State Department of Commerce (Commerce), but modified to meet the needs of this project. Commerce produced a guidance document to assist local governments in developing [Housing Action Plans](#). The document provides help on identifying and selecting housing strategies. It also describes a wide range of possible strategies that jurisdictions can consider to meet their housing action plan goals.

A description of housing strategy categories is followed by a list of potential strategy types. These categories and strategy types are meant to provide the PAG with an overview of potential strategies. From June through August 2021, the PAG discuss specific strategies within each category and strategy type.

Housing Action Plan Categories

- A. **Expand Zoning Permissions for Housing Development:** Expand the overall supply of residential development opportunities and introduce new opportunities. Strategies for regulating building heights, density levels and permitted uses.
- B. **Modify Existing Regulatory Tools:** These include adjusting regulatory standards such as parking requirements, setbacks and design standards that can affect the feasibility of projects.
- C. **Process Improvements:** Strategies to provide for a smoother, faster and/or more predictable permitting process for developers seeking to build housing that is consistent with jurisdictional goals. Also includes a variety of potential administrative actions.
- D. **Affordable Housing Incentives:** Strategies to encourage and support multifamily and affordable housing development, particularly income-restricted affordable housing, such as fee waivers, multifamily tax exemptions or inclusionary zoning.

- E. **Funding Options:** These are options for directly funding or subsidizing affordable housing production, including grants, loans and new revenue generation.
- F. **Other Strategies:** Such as strategic infrastructure investments or programs to support homeowners with ADU financing, design, permitting and/or construction. Many strategies are most effective when implemented with the support of partners. Examples might include engaging a housing authority or other agency to help conduct annual affordability checks to ensure units with affordability covenants are still affordable.
- G. **Physical Displacement Strategies:** This category includes strategies to preserve affordable housing to prevent the displacement of residents. It also includes tenant protections that reduce the likelihood of evictions or foreclosures, and mitigation strategies to help low-income tenants with relocation when it cannot be avoided.
- H. **Economic Displacement Strategies:** These are proactive strategies focused on making residents more economically resilient and less vulnerable to rapidly rising housing costs.
- I. **Cultural Displacement Strategies:** Strategies addressing cultural displacement preserve business and cultural anchors to maintain the physical spaces that support place-based social networks. These actions protect, foster and minimize physical displacement of existing businesses or anchors and provide for appropriate and affordable commercial/cultural space in new development.

Housing Action Plan Strategy Types

The following matrix lists strategy types and shows how they do or do not help meet project objectives.

Clark County Housing Action Plan Strategy Types Matrix	Middle-income households.	Low, very low, and extremely low-income households.	Diverse housing types.	Range of housing sizes.	Access to transportation, amenities, and services.
A. Expand Zoning Permissions for Housing Development					
A-1. Reduce minimum lot sizes	●		●	●	
A-2. Require a Minimum Density	●		●		●
A-3. Increase or Remove Density Limits	●		●	●	●
A-4. Upzone	●		●		
A-5. Increase Allowed Housing Types in Existing and/or Proposed Zones (cottages; 2,3,4-plexes; townhouses; courtyard apartments; micro-housing)	●		●	●	
A-6. Offer Density and/or Height Incentives for Desired Unit Types.	●	●	●	●	●
A-7. Expand Residential Uses in Commercial Zones	●	●	●	●	●
B. Additional Regulatory Strategies					
B-1. Reduce Off-Street Parking Requirements	●		●		●
B-2. Commercial Zones	●	●			●
B-3. Reduce Setbacks, Lot Coverage and/or Impervious Area Standards	●		●	●	
B-4. Simplify Design Standards	●		●		
B-5. Revise ADU Standards	●	●	●		
B-6. Use a Form-Based Approach			●		
B-7. Manufactured Home and Tiny House Communities	●	●	●	●	
B-8. Transportation	●	●			
B-9. Other					
C. Process Improvements					
C-1. SEPA Infill Exemption	●		●	●	●
C-2. Subarea Plan with Non-Project EIS (SEPA)	●	●	●	●	●
C-3. Planned Action	●		●	●	●
C-4. Permitting Process Streamlining	●	●	●	●	●

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C-5. Other Administrative Actions					
D. Affordable Housing Incentives					
D-1. Multifamily Tax Exemption		●	●		●
D-2. Density Bonuses for Affordable Housing		●	●	●	●
D-3. Alternative Development Standards for Affordable Housing		●	●	●	●
D-4. Fee Waivers for Affordable Housing		●	●		
D-5. Other Ideas	●	●	●	●	
E. Funding Options					
E-1. Local Option Taxes, Fees and Levies	●	●	●		
E-2. Local Housing Trust Fund	●	●	●		
E-3. "Found Land": Surplus Land and Other Opportunities	●	●	●		
E-4. Partner with Local Housing Providers	●	●	●		
E-5. Monitor and Track Unregulated Affordable Housing					
E-6. Enhance Partnerships with Mission-Oriented Acquisition Funds		●			
F. Other Strategies					
F-1. Legislative Advocacy	●		●		
F-2. Accessibility			●		
G. Physical Displacement Strategies					
G-1. Strategic Acquisition and Financing of Existing Multifamily Development		●			
G-2. Support Third-party Purchases of Existing Affordable Housing		●			
G-3. Notice of Intent to Sell / Sale Ordinance		●			
G-4. Foreclosure Intervention Counseling		●			
G-5. Mobile Home Park Preservation and Relocation Assistance		●	●		

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G-6. Mobile Home Park Conversion to Cooperative		●	●		
G-7. Tenant Relocation Assistance		●			
G-8. Just Cause Eviction Protections		●			
G-9. "Right to Return" Policies for Promoting Home Ownership		●			
G-10. Regulation Short-term Rentals		●			
H. Economic Displacement Strategies					
H-1. Community Land Trusts	●	●			
H-2. Need-based Rehabilitation Assistance	●	●			
H-3. Down Payment Assistance	●	●			
H-4. Property Tax Assistance Programs	●	●			
H-5. Other Ideas	●	●			
I. Cultural Displacement Strategies					
I-1. Grants/Loans to Directly Support Small Businesses					●
I-2. Financing Ground Floor Commercial					●
I-3. Preservation Development Authorities (PDA) and Ports					●
I-4. Commercial Community Land Trust					●
I-5. Community Benefits / Development Agreements					●
I-6. Micro-retail and Flexible Cultural Space Design					●
I-7. Business Incubators, Co-working Spaces and Artisan/Makers Spaces					●